



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2024-172

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lots 17, Con. 1, NDS, ENO Investments Limited and Ankara Realty Limited, File No.: Z.1317.07

**WHEREAS** at the December 9, 2024 Planning and Development Council Meeting, Council passed a resolution with respect to Item 7.2 of that Agenda, approving an application for Zoning By-law amendment in part, and directing staff to bring an amended version of the By-law 2024-172 to the Council meeting of December 16, 2024;

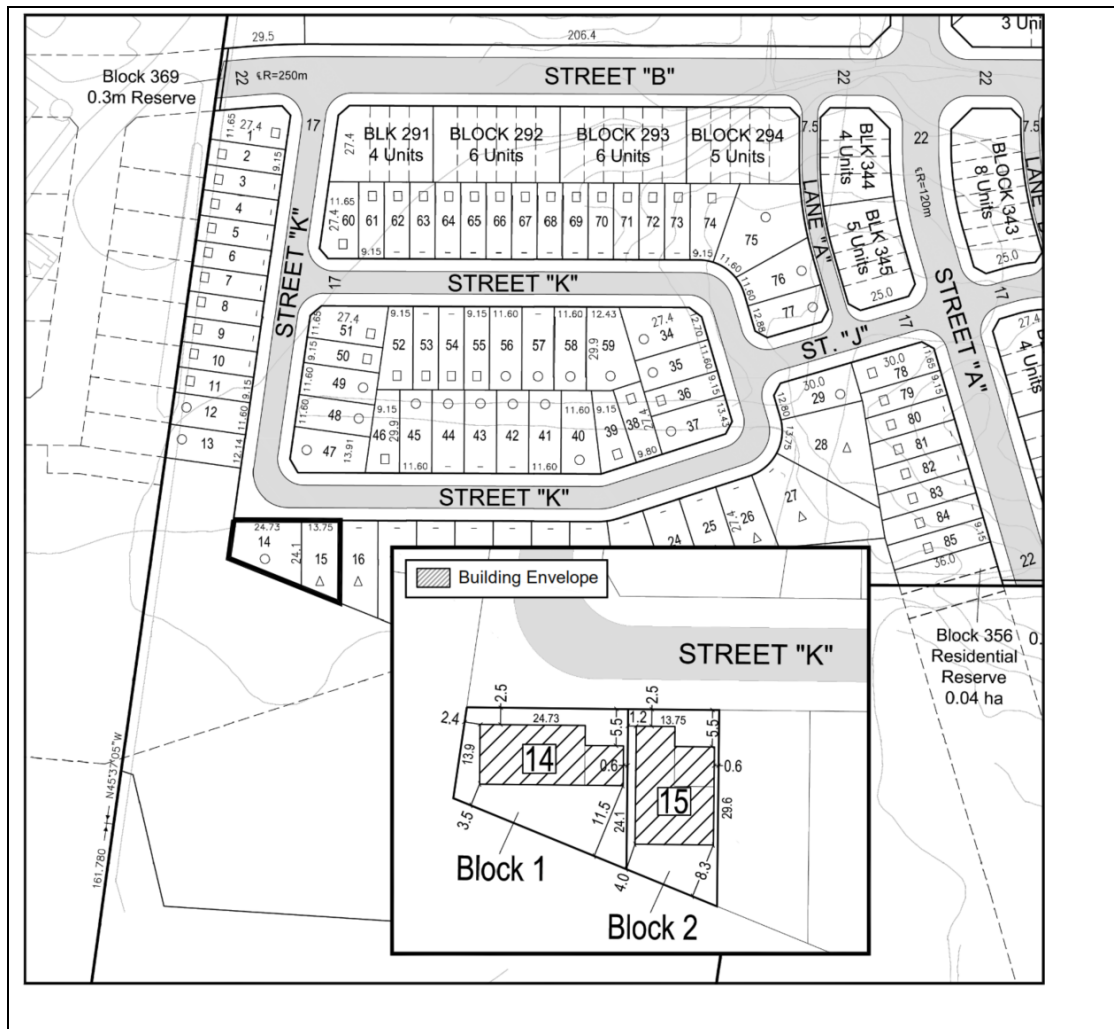
**AND WHEREAS** the modifications to the proposed Zoning By-law amendment that were specified in the Council resolution have been incorporated into this by-law.

#### COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding new 8.141 as follows:

<b>141</b>	<b>ENO Investments Limited and Ankara Realty Limited</b>	Parent Zone: NC, S, GU
Map 12(4)	Part of Lots 17,18 and 19, Con. 1, NDS	(2024-172)
<b>8.141.1 Zone Provisions for all Lands</b>		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows, with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door.	4.0 m

b)	For corner <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.	
c)	For interior <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.	
d)	<i>Porches</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening. The total area of the vertical plane shall be measured from the top of the <i>porch</i> slab to the underside of the <i>porch</i> ceiling.	
8.141.2 Additional Zone Provisions for GU zoned Townhouse Dwelling Unit with Lane Access		
The following regulations shall apply to <i>townhouse dwelling unit with lane access</i> blocks:		
a)	Minimum <i>landscape area</i> for the entire block	9%
b)	Notwithstanding Section 4.25.2.1, minimum landscaped area requirement per <i>lot</i>	1.75 m x 2.0 mm
8.141.3 Special Zone Provision for S – Block 1		
The following regulations apply to Block 1 identified in Figure 8.141.1:		
a)	Minimum <i>lot depth</i>	13.9 m
b)	The <i>building</i> envelope shall be defined by the <i>setbacks</i> as identified in Figure 8.141.1	
8.141.4 Special Zone Provision for S – Block 2		
The following regulation applies to Block 2 identified in Figure 8.141.1:		
a)	The <i>building</i> envelope shall be defined by the <i>setbacks</i> as identified in Figure 8.141.1	
8.141.5 Special Site Figure		
Figure 8.141.1		



3. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by amending the header to Holding Provision 54 as follows:

H54		Parent Zone: NC
Map 12(4)	<b>Argo (West Morrison Creek) Ltd.</b> 3270 Sixth Line  <b>Digram Developments Oakville Inc.</b> 3380 Sixth Line  <b>Docasa Group Ltd</b> Part of Lots 17, Con. 1, NDS  <b>Sherborne Lodge Developments Limited</b> Part of Lots 19, Con. 1, NDS  <b>ENO Investments Limited and Ankara Realty Limited</b> Part of Lots 17,18 and 19, Con. 1, NDS	(2022-039) (2022-048) (2022-100) (2024-166) (2024-172)

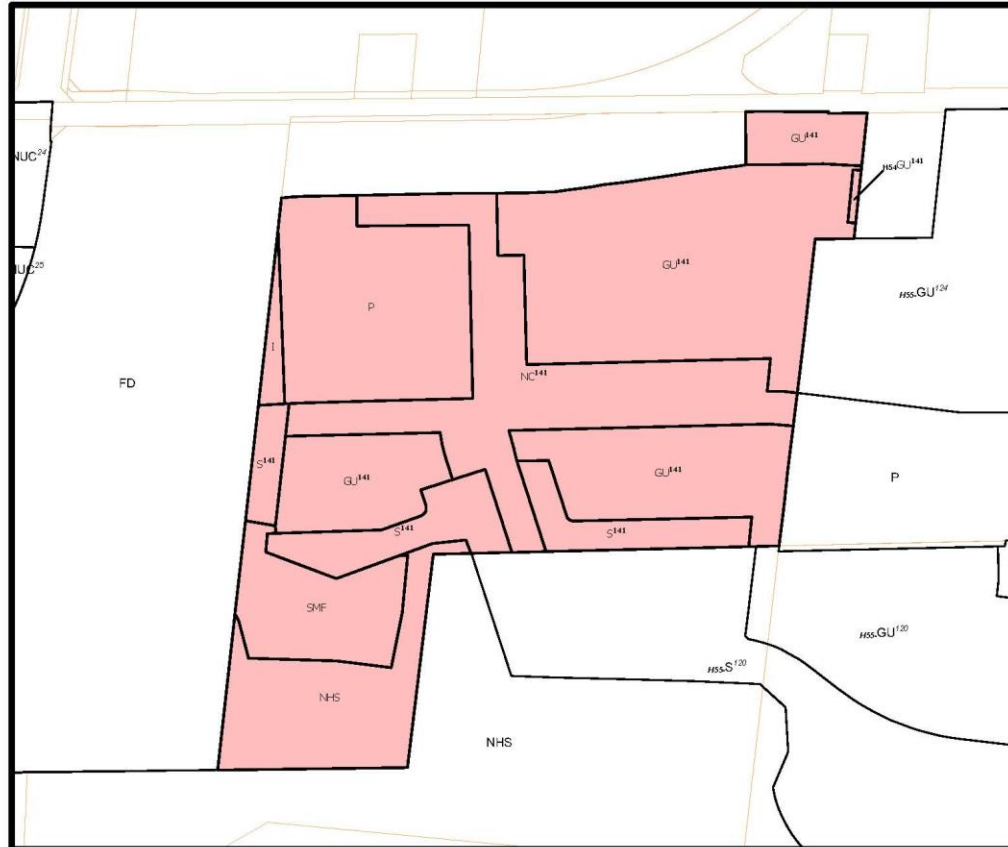
4. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this \_\_\_\_th day of \_\_\_\_\_, 2024

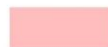
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**SCHEDULE "A"**  
**To By-law 2024-172**



**AMENDMENT TO BY-LAW 2009-189**



Re-zoned from FD (Future Development) to NC sp:141 (Neighbourhood Centre); H54-GU sp:141 (General Urban); GU sp:141 (General Urban); I (Institutional); S sp:141 (Sub-urban); P (Park); SMF (Stormwater Management Facility); and, NHS (Natural Heritage System).

EXCERPT FROM MAP  
12 (4)



SCALE: 1:6,000